

Item # _____

Prepared by: _____ Gloria Kelly _____
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF EIGHT (8) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0303, 0406, 0503, AND 0504, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$73,200.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired eight (8) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0303, 0406, 0503, and 0504, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said eight (8) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned eight (8) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0303, 0406, 0503, and 0504, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$73,200.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Joe Ford, Interim Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of eight (8) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0303, 0406, 0503, and 0504. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these eight (8) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

N/A

EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
1775	0503	02111200000030	1375 Vollintine Ave. 60' x 80'	R-D	\$9,899.21	Trustees-Friendship Baptist Church	\$1,200.00	\$1,000.00	Church Property
2448	0503	02504800000140	1227 Pond St. 50' x 122'	RS-6	\$15,701.51	Helen Ward	\$2,000.00	\$2,000.00	Expand Property Size
2725	0503	02601800000020	961 Saxon Ave. 40' x 105'	R-MM	\$7,394.56	Rose Slaughter, Cora Young & Joe Dunlap	\$1,800.00	\$1,800.00	Investment
2908	0303	02606000000120	1390 Richmond Ave. 39' x 100'	R-D	\$8,511.48	Carla Ratliff	\$1,200.00	\$1,200.00	Investment
6543	0504	04105200001250	2116 Lyon Ave. 40' x 120'	R-D	\$7,657.48	Andre Mathews	\$2,000.00	\$1,200.00	Investment
6047	0406	04106100000180	1647 Oakwood St. 50' x 150'	R-D	\$7,661.80	William Tate & Annette Tate	\$2,500.00	\$2,500.00	Expand Property Size
11218	0504	06016500000050	2598 Elvis Presley Blvd. 1.069 Acres	C-H	\$60,363.81	SIG Management	\$61,000.00 Comm. Bldg.	\$61,000.00	Investment
15573	0503	077064000000240	Granada Rd. 55' x 175'	RS-6	\$3,133.26	Janice Crenshaw	\$2,500.00	\$2,500.00	Investment
8 Properties								Total	\$73,200.00

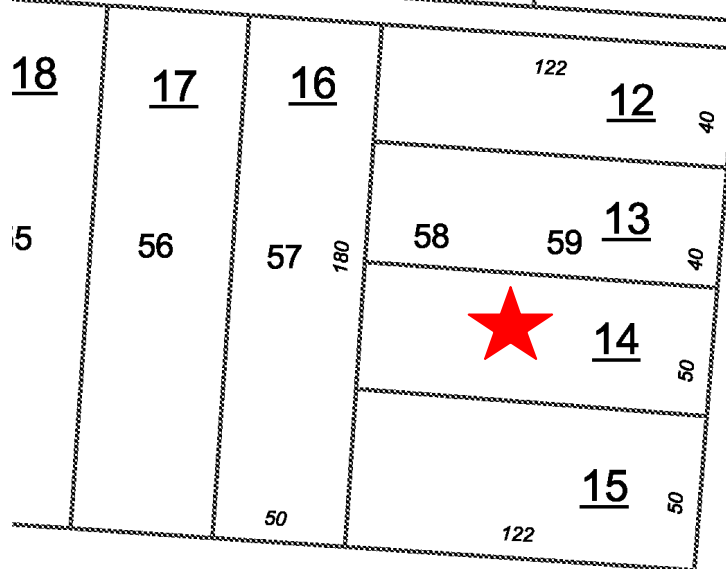
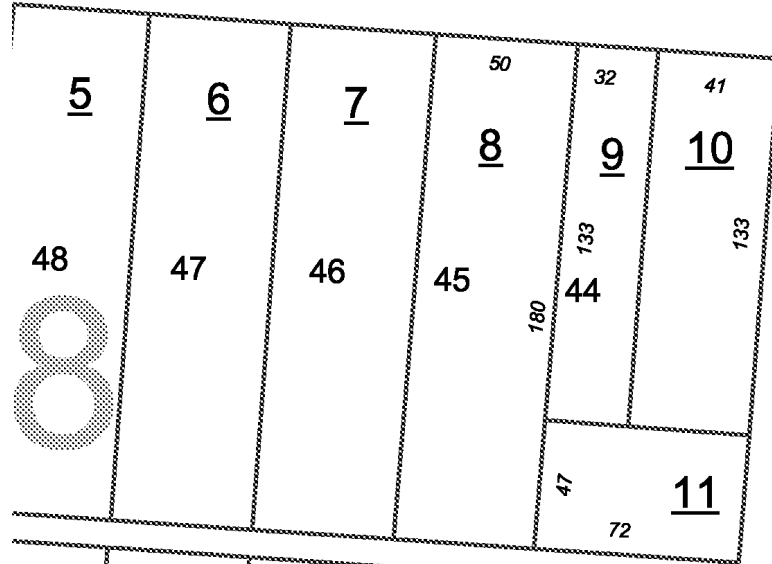
Ward 21



021 1120 0 00003 0

Ward 25

EAST REGENT AVENUE

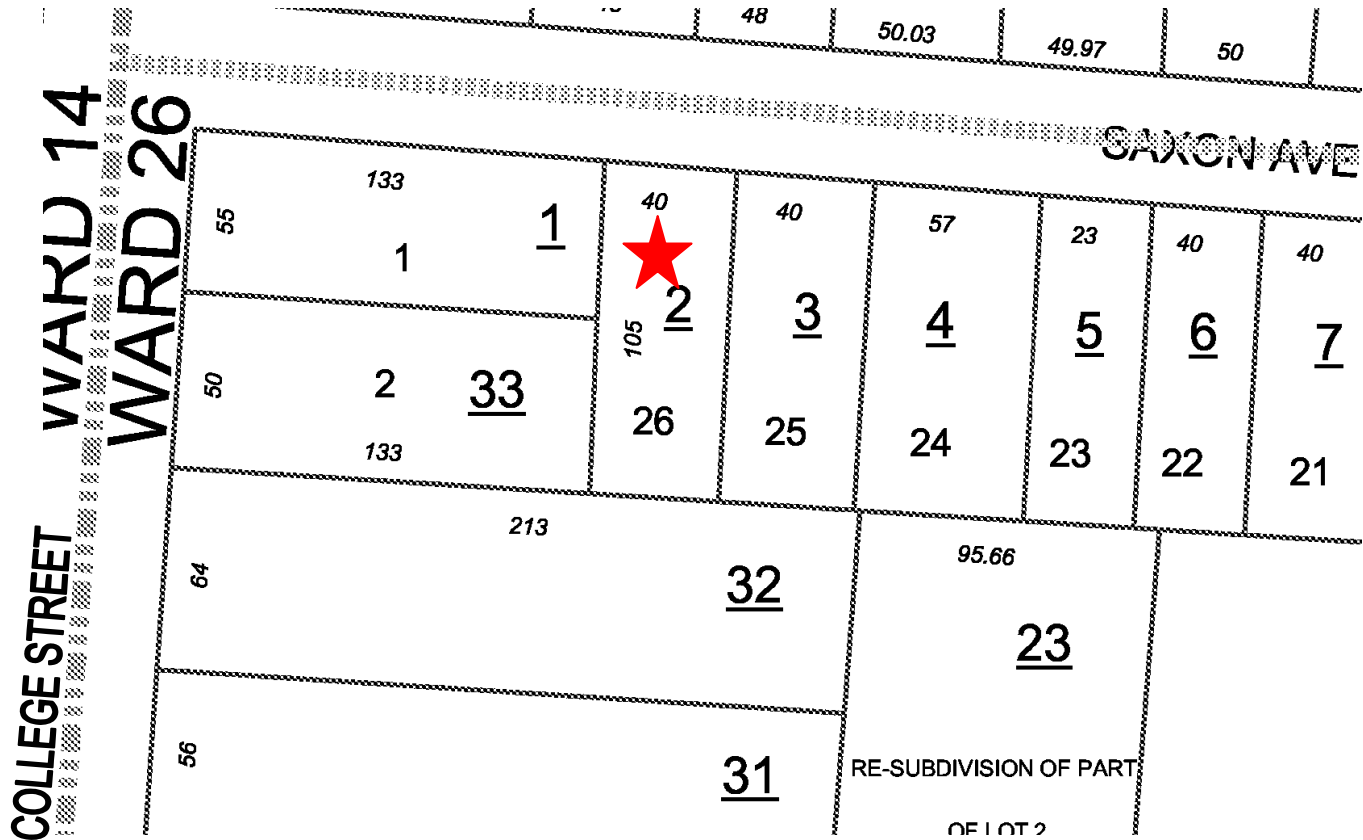


POND STREET

LUCY AVENUE

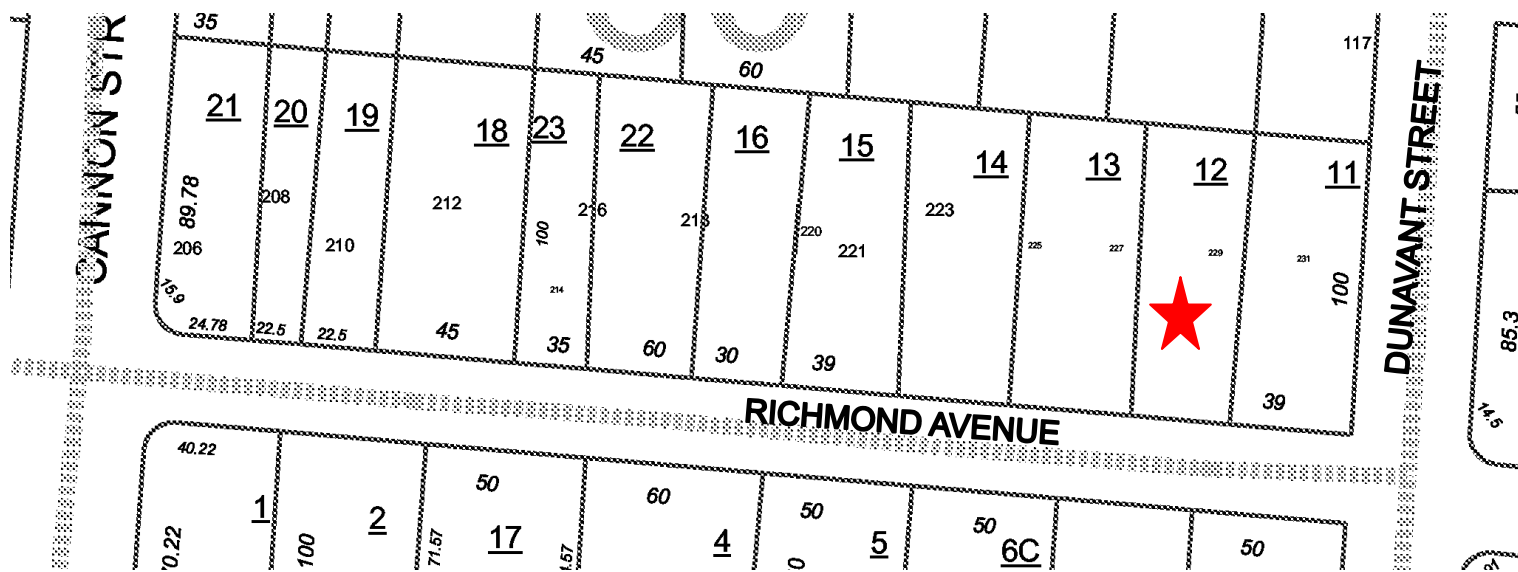
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Ward 26



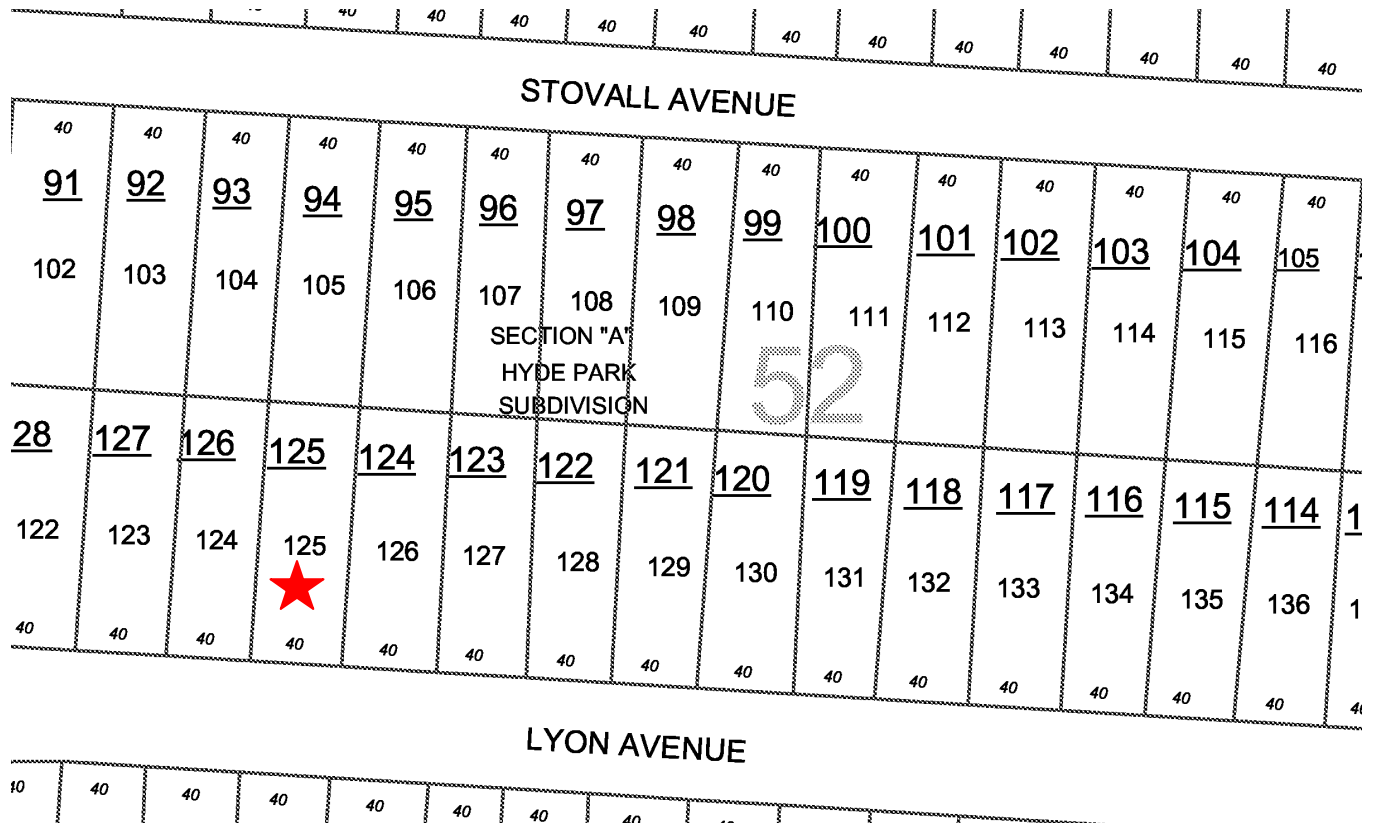
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Ward 26



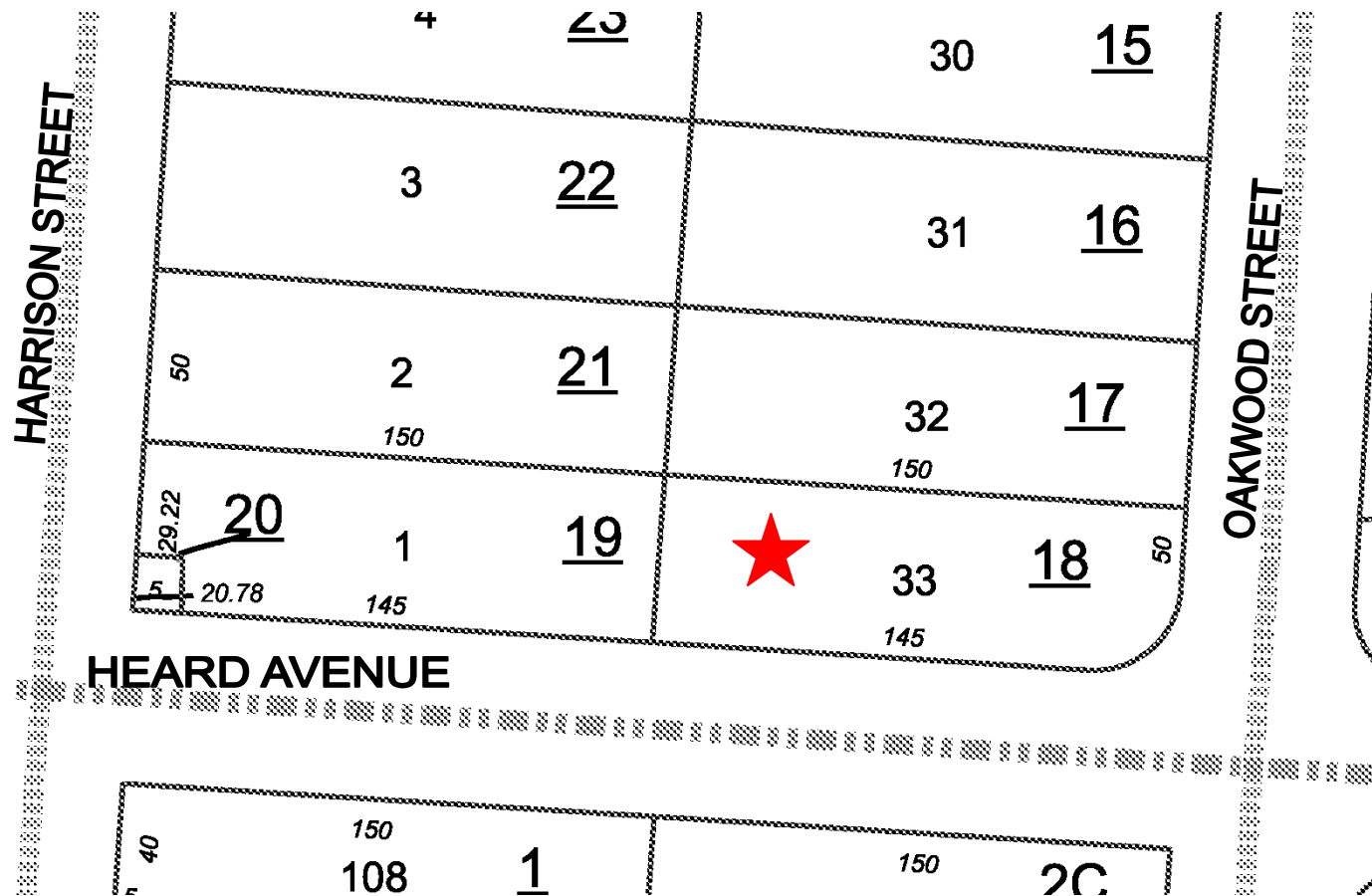
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Ward 41



041 0520 0 00125 0

Ward 41



041 0610 0 00018 0

Ward 60



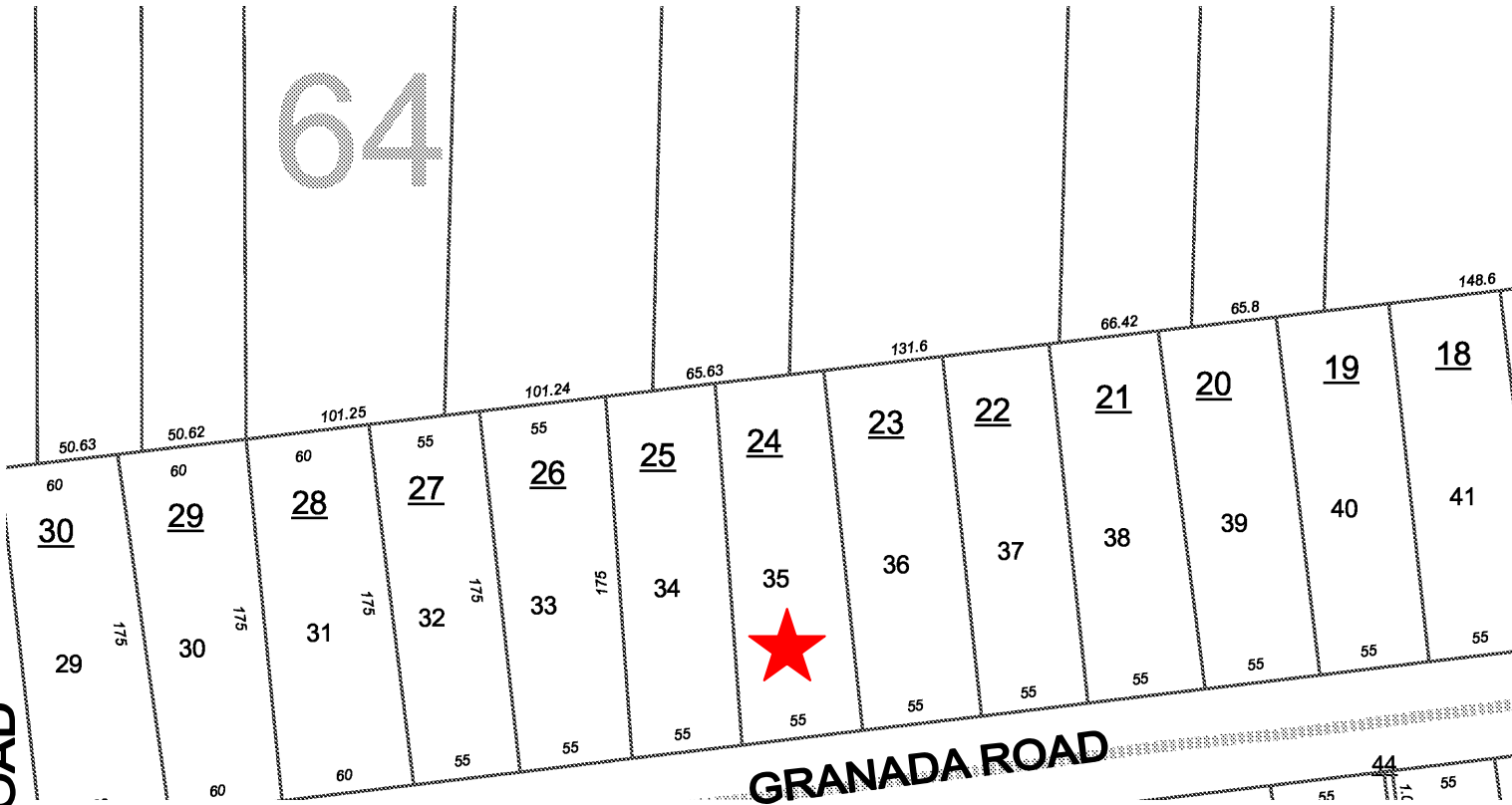
060 1650 0 00005 0

Ward 77

SHELBY DRIVE

64

TULANE ROAD



077 0640 0 00024 0

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Friendship Baptist Church Date 02/03/10

Address 1355 Vollintine Ave. 38107

Phone 44-2965 / 545-4340 (Carolyn Watkins)

Company Name n/a

Company Address _____

Subject Property Address 1375 Vollintine Ave.

Subject Property ID # 021 1120 0 00003 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than your residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
 Signature

(x) 2-3-10
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Helen Ward Date 02/04/10

Address 1223 Pond St. 38106

Phone 946-3053

Company Name n/a

Company Address _____

Subject Property Address 1227 Pond St.

Subject Property ID # 025 0480 0 00014 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
 Signature

(x) 02-04-2010
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Rose Slaughter, Cora Young & Joe Dunlap (Sisters & Brother) Date 02/08/10

Address 5167 Dycus St. 38116

Phone 503-4946 (Rose Slaughter)

Company Name n/a

Company Address _____

Subject Property Address 961 Saxon Ave.

Subject Property ID # 026 0180 0 00002 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Rose Slaughter
 Signature

Feb 12, 2010
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Carla Ratliff Date 02/02/10

Address 8346 Burring Trees Cove 38106

Phone 517-1108

Company Name n/a

Company Address _____

Subject Property Address 1390 Richmond Ave.

Subject Property ID # 026 0600 0 00012 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Carla Ratliff
Signature

02/11/10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Andre Mathews Date ☒ 02/12/10

Address 2108 Stovall Ave. 38108

Phone 690-2258

Company Name n/a

Company Address _____

Subject Property Address 2116 Lyon Ave.

Subject Property ID # 041 0520 0 00125 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

☒ Andre Mathews
 Signature

☒ 2-12-10
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name William Tate & Annette Tate (H & W) Date (x)

Address 1651 Oakwood St. 38108

Phone 324-3544 / © 283-5713

Company Name n/a

Company Address _____

Subject Property Address 1647 Oakwood St.

Subject Property ID # 041 0610 0 00021 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) William Tate
 Signature

(x) 2-5-10
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name SIG Management Date 02/09/10

Address 2600 Elvis Presley Blvd. 38106

Phone 774-8735 / 301-9582 (Odel Sanders)

Company Name n/a

Company Address _____

Subject Property Address 2598 Elvis Presley Blvd.

Subject Property ID # 060 1650 0 00005 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.


Signature


Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Janice Crenshaw Date 02/12/10

Address 576 Shofner St.

Phone 371-7294

Company Name n/a

Company Address _____

Subject Property Address Granada Road

Subject Property ID # 077 0640 0 00024 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(X) Janice Crenshaw
 Signature

(X) 2-10-2010
 Date